



CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

- ❖ The Checklist is required only for projects subject to CEQA review.²
- ❖ If required, the Checklist must be included in the project submittal package. Application submittal procedures can be found in [Chapter 11: Land Development Procedures](#) of the City's Municipal Code.
- ❖ The requirements in the Checklist will be included in the project's conditions of approval.
- ❖ The applicant must provide an explanation of how the proposed project will implement the requirements described herein to the satisfaction of the Planning Department.

Application Information

Contact Information

Project No./Name: WASHINGTON PLACE RESIDENCE

Property Address: 1826 WASHINGTON PLACE

Applicant Name/Co.: DUCHARME ARCHITECTURE / ROBERT RUSCIN

Contact Phone: 858 454 5205 Contact Email: BUC @ DUCHARMEARCH.COM

Was a consultant retained to complete this checklist? Yes No If Yes, complete the following

Consultant Name: _____ Contact Phone: _____

Company Name: _____ Contact Email: _____

Project Information

1. What is the size of the project (acres)? .31 ACRES / 13,527 SF.

2. Identify all applicable proposed land uses:

Residential (indicate # of single-family units): ONE

Residential (indicate # of multi-family units): _____

Commercial (total square footage): _____

Industrial (total square footage): _____

Other (describe): _____

3. Is the project located in a Transit Priority Area? Yes No

4. Provide a brief description of the project proposed: DEMOLITION OF TWO ONE-STORY SINGLE FAMILY RESIDENCES (TOTAL 1,901 S.F.), CONSTRUCTION OF NEW TWO-STORY SINGLE FAMILY RESIDENCE. NET AREA (FOR F.A.R.) 6,594 S.F.

² Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.



CAP CONSISTENCY CHECKLIST QUESTIONS

Step 1: Land Use Consistency

The first step in determining CAP consistency for discretionary development projects is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP.

Step 1: Land Use Consistency		
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No
1. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations? ³ <u>OR</u>		
2. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations? <u>OR</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment that would result in an increase in GHG emissions when compared to the existing designations, would the project be located in a Transit Priority Area (TPA) and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department?		<input checked="" type="checkbox"/>

If **"Yes,"** proceed to Step 2 of the Checklist. For questions 2 and 3 above, provide estimated project emissions under both existing and proposed designation(s) for comparison. For question 3 above, complete Step 3.

If **"No,"** in accordance with the City's Significance Determination Thresholds, the project's GHG impact is significant. The project must nonetheless incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15091. Proceed and complete Step 2 of the Checklist.

³ This question may also be answered in the affirmative if the project is consistent with SANDAG Series 12 growth projections, which were used to determine the CAP projections, as determined by the Planning Department.

Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that would require a certificate of occupancy from the Building Official or projects comprised of one and two family dwellings or townhouses as defined in the California Residential Code and their accessory structures.⁴ All other development projects that would not require a certificate of occupancy from the Building Official shall implement Best Management Practices for construction activities as set forth in the [Greenbook](#) (for public projects).

Step 2: CAP Strategies Consistency				
Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A	
Strategy 1: Energy & Water Efficient Buildings				
<p>1. <i>Cool/Green Roofs.</i></p> <ul style="list-style-type: none"> • Would the project include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (Attachment A)?; OR • Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under California Green Building Standards Code?; OR • Would the project include a combination of the above two options? <p>Check "N/A" only if the project does not include a roof component.</p>	✗	<input type="checkbox"/>	<input type="checkbox"/>	✓
<p>2. <i>Plumbing fixtures and fittings</i></p> <p>With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following:</p> <p>Residential buildings:</p> <ul style="list-style-type: none"> • Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi; • Standard dishwashers: 4.25 gallons per cycle; • Compact dishwashers: 3.5 gallons per cycle; and • Clothes washers: water factor of 6 gallons per cubic feet of drum capacity? <p>Nonresidential buildings:</p> <ul style="list-style-type: none"> • Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table A5.303.2.3.1 (voluntary measures) of the California Green Building Standards Code (See Attachment A); and • Appliances and fixtures for commercial applications that meet the provisions of Section A5.303.3 (voluntary measures) of the California Green Building Standards Code (See Attachment A)? <p>Check "N/A" only if the project does not include any plumbing fixtures or fittings.</p>	✗	<input type="checkbox"/>	<input type="checkbox"/>	✓

⁴ Actions that are not subject to Step 2 would include, for example: 1) discretionary map actions that do not propose specific development, 2) permits allowing wireless communication facilities, 3) special events permits, 4) use permits that do not result in the expansion or enlargement of a building, and 5) non-building infrastructure projects such as roads and pipelines. Because such actions would not result in new occupancy buildings from which GHG emissions reductions could be achieved, the items contained in Step 2 would not be applicable.

Step 2: CAP Strategies Consistency

Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
Strategy 2: Clean & Renewable Energy			
<p>3. <i>Energy Performance Standard / Renewable Energy</i></p> <p>Is the project designed to have an energy budget that meets the following performance standards when compared to the Title 24, Part 6 Energy Budget for the Proposed Design Building as calculated by Compliance Software certified by the California Energy Commission (percent improvement over current code):</p> <ul style="list-style-type: none"> • Low-rise residential - 15% improvement? • Nonresidential with indoor lighting OR mechanical systems, but not both - 5% improvement? • Nonresidential with both indoor lighting AND mechanical systems - 10% improvement?⁵ <p>The demand reduction may be provided through on-site renewable energy generation, such as solar, or by designing the project to have an energy budget that meets the above-mentioned performance standards, when compared to the Title 24, Part 6 Energy Budget for the Proposed Design Building (percent improvement over current code).</p> <p>Note: For Energy Budget calculations, high-rise residential and hotel/motel buildings are considered non-residential buildings.</p> <p>Check "N/A" only if the project does not contain any residential or non-residential buildings.</p>	X	<input type="checkbox"/>	<input type="checkbox"/>
Strategy 3: Bicycling, Walking, Transit & Land Use			
<p>4. <i>Electric Vehicle Charging</i></p> <ul style="list-style-type: none"> • <u>Single-family projects</u>: Would the required parking serving each new single-family residence and each unit of a duplex be constructed with a listed cabinet, box or enclosure connected to a raceway linking the required parking space to the electrical service, to allow for the future installation of electric vehicle supply equipment to provide an electric vehicle charging station for use by the resident? • <u>Multiple-family projects of 10 dwelling units or less</u>: Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents? • <u>Multiple-family projects of more than 10 dwelling units</u>: Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official? Of the total listed cabinets, boxes or enclosures provided, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents? 	X	<input type="checkbox"/>	<input type="checkbox"/>

⁵ CALGreen defines mechanical systems as equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

Step 2: CAP Strategies Consistency

Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
<ul style="list-style-type: none"> Non-residential projects: If the project includes new commercial, industrial, or other uses with the building or land area, capacity, or numbers of employees listed in Attachment A, would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official? Of the total listed cabinets, boxes or enclosures provided, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use? <p>Check "N/A" only if the project is does not include new commercial, industrial, or other uses with the building or land area, capacity, or numbers of employees listed in Attachment A.</p>			

Strategy 3: Bicycling, Walking, Transit & Land Use

(Complete this section if project includes non-residential or mixed uses)

<p>5. <i>Bicycle Parking Spaces</i></p> <p>Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code (Chapter 14, Article 2, Division 5)?⁶</p> <p>Check "N/A" only if the project is a residential project.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																		
<p>6. <i>Shower facilities</i></p> <p>If the project includes nonresidential development that would accommodate over 10 tenant occupants (employees), would the project include changing/shower facilities in accordance with the voluntary measures under the California Green Building Standards Code as shown in the table below?</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr style="background-color: #0056b3; color: white;"> <th style="padding: 5px;">Number of Tenant Occupants (Employees)</th> <th style="padding: 5px;">Shower/Changing Facilities Required</th> <th style="padding: 5px;">Two-Tier (12" X 15" X 72") Personal Effects Lockers Required</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 5px;">0-10</td> <td style="text-align: center; padding: 5px;">0</td> <td style="text-align: center; padding: 5px;">0</td> </tr> <tr> <td style="text-align: center; padding: 5px;">11-50</td> <td style="text-align: center; padding: 5px;">1 shower stall</td> <td style="text-align: center; padding: 5px;">2</td> </tr> <tr> <td style="text-align: center; padding: 5px;">51-100</td> <td style="text-align: center; padding: 5px;">1 shower stall</td> <td style="text-align: center; padding: 5px;">3</td> </tr> <tr> <td style="text-align: center; padding: 5px;">101-200</td> <td style="text-align: center; padding: 5px;">1 shower stall</td> <td style="text-align: center; padding: 5px;">4</td> </tr> <tr> <td style="text-align: center; padding: 5px;">Over 200</td> <td style="text-align: center; padding: 5px;">1 shower stall plus 1 additional shower stall for each 200 additional tenant-occupants</td> <td style="text-align: center; padding: 5px;">1 two-tier locker plus 1 two-tier locker for each 50 additional tenant-occupants</td> </tr> </tbody> </table> <p>Check "N/A" only if the project is a residential project, or if it does not include nonresidential development that would accommodate over 10 tenant occupants (employees).</p>	Number of Tenant Occupants (Employees)	Shower/Changing Facilities Required	Two-Tier (12" X 15" X 72") Personal Effects Lockers Required	0-10	0	0	11-50	1 shower stall	2	51-100	1 shower stall	3	101-200	1 shower stall	4	Over 200	1 shower stall plus 1 additional shower stall for each 200 additional tenant-occupants	1 two-tier locker plus 1 two-tier locker for each 50 additional tenant-occupants	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Number of Tenant Occupants (Employees)	Shower/Changing Facilities Required	Two-Tier (12" X 15" X 72") Personal Effects Lockers Required																			
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⁶ Non-portable bicycle corrals within 600 feet of project frontage can be counted towards the project's bicycle parking requirements.

Step 2: CAP Strategies Consistency

Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A																		
<p>7. <i>Designated Parking Spaces</i></p> <p>If the project includes an employment use in a TPA, would the project provide designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles in accordance with the following table?</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Number of Required Parking Spaces</th> <th style="text-align: center;">Number of Designated Parking Spaces</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0-9</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="text-align: center;">10-25</td> <td style="text-align: center;">2</td> </tr> <tr> <td style="text-align: center;">26-50</td> <td style="text-align: center;">4</td> </tr> <tr> <td style="text-align: center;">51-75</td> <td style="text-align: center;">6</td> </tr> <tr> <td style="text-align: center;">76-100</td> <td style="text-align: center;">9</td> </tr> <tr> <td style="text-align: center;">101-150</td> <td style="text-align: center;">11</td> </tr> <tr> <td style="text-align: center;">151-200</td> <td style="text-align: center;">18</td> </tr> <tr> <td style="text-align: center;">201 and over</td> <td style="text-align: center;">At least 10% of total</td> </tr> </tbody> </table> <p>This measure does not cover electric vehicles. See Question 4 for electric vehicle parking requirements.</p> <p>Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces. The required designated parking spaces are to be provided within the overall minimum parking requirement, not in addition to it.</p> <p>Check "N/A" only if the project is a residential project, or if it does not include an employment use in a TPA.</p>	Number of Required Parking Spaces	Number of Designated Parking Spaces	0-9	0	10-25	2	26-50	4	51-75	6	76-100	9	101-150	11	151-200	18	201 and over	At least 10% of total	<input type="checkbox"/>	<input type="checkbox"/>	X
Number of Required Parking Spaces	Number of Designated Parking Spaces																				
0-9	0																				
10-25	2																				
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151-200	18																				
201 and over	At least 10% of total																				
<p>8. <i>Transportation Demand Management Program</i></p> <p>If the project would accommodate over 50 tenant-occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that includes:</p> <p>At least one of the following components:</p> <ul style="list-style-type: none"> • Parking cash out program • Parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools • Unbundled parking whereby parking spaces would be leased or sold separately from the rental or purchase fees for the development for the life of the development <p>And at least three of the following components:</p> <ul style="list-style-type: none"> • Commitment to maintaining an employer network in the SANDAG iCommute program and promoting its RideMatcher service to tenants/employees • On-site carsharing vehicle(s) or bikesharing • Flexible or alternative work hours • Telework program • Transit, carpool, and vanpool subsidies 	<input type="checkbox"/>	<input type="checkbox"/>	X																		

Step 2: CAP Strategies Consistency

Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
<ul style="list-style-type: none"> • Pre-tax deduction for transit or vanpool fares and bicycle commute costs • Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 1,320 feet (1/4 mile) of the structure/use? <p>Check "N/A" only if the project is a residential project or if it would not accommodate over 50 tenant-occupants (employees).</p>			



DU CHARME ARCHITECTURE

Washington Place NDP Project Number 432759
CAP CONSISTENCY CHECKLIST SUPPORTING DOCUMENTATION

Land Use Consistency

The proposed project is consistent with the land use designation in the City's General Plan and Community Plan land use and zoning designations. The project site is located within the residential RS-1-1 and RS-1-7 Zones in the Uptown Community Plan, and is located in the following Overlay Zones: MSCP Vegetation, Multiple Habitat Planning Area, Sensitive Vegetation, Slopes 25% or greater, Airport FAA Part 77 Noticing Area, FEMA Floodways and Floodplains, Brush Management and Brush Zones with 300 Foot Buffer, Very High Fire Hazard Severity Zone.

The project involves a Neighborhood Development Permit for ESL to demolish two existing single-family dwelling units totaling 1,901 square feet, and construct one single-family dwelling unit totaling 7,327 square feet, with associated site amenities, grading and excavation. All development is contained to those portions of the site determined to be previously disturbed.

CAP Strategy Consistency

Strategy 1: Energy and Water Efficient Buildings

Cool/Green Roofs

The Project will include roofing materials with a minimum 3-year aged solar reflectance rating of 0.20 and thermal emittance of 0.75, as outlined in the voluntary measures under California Green Building Standards Code for roof slopes great than 2:12 pitch.

Plumbing Fixtures and Fittings

The project will use low-flow fixtures and appliances consistent with each of the following:

- Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi;
- Standard dishwashers: 4.25 gallons per cycle;
- Compact dishwashers: 3.5 gallons per cycle; and
- Clothes washers: water factor of 6 gallons per cubic feet of drum capacity.

Strategy 2: Clean and Renewable Energy

Energy Performance Standard/Renewable Energy

The project is designed with on-site renewable solar energy generation in the form of photovoltaic panels to be located on the clerestory roof. These panels will provide an estimated energy savings of at least 15 percent.

Strategy 3: Bicycling, Walking, Transit and Land Use

Electric Vehicle Charging

The project is designed with at least one listed cabinet, box or enclosure connected to a raceway linking the required parking space to the electrical service, to allow for the future installation of electric vehicle supply equipment to provide an electric vehicle charging station for use by the resident. A note has been/will be added to the construction set of plans identifying that the project will provide a cabinet, box or enclosure to a raceway linking the required parking space to the electrical service, to allow for the future installation of electric vehicle supply equipment to provide an electric vehicle charging station for use by the resident.



D U C H A R M E A R C H I T E C T U R E

Strategy 3: Bicycling, Walking, Transit and Land Use (cont.)

Bicycle Parking Spaces

This section is not applicable since this is a single-family residence project.

Shower Facility

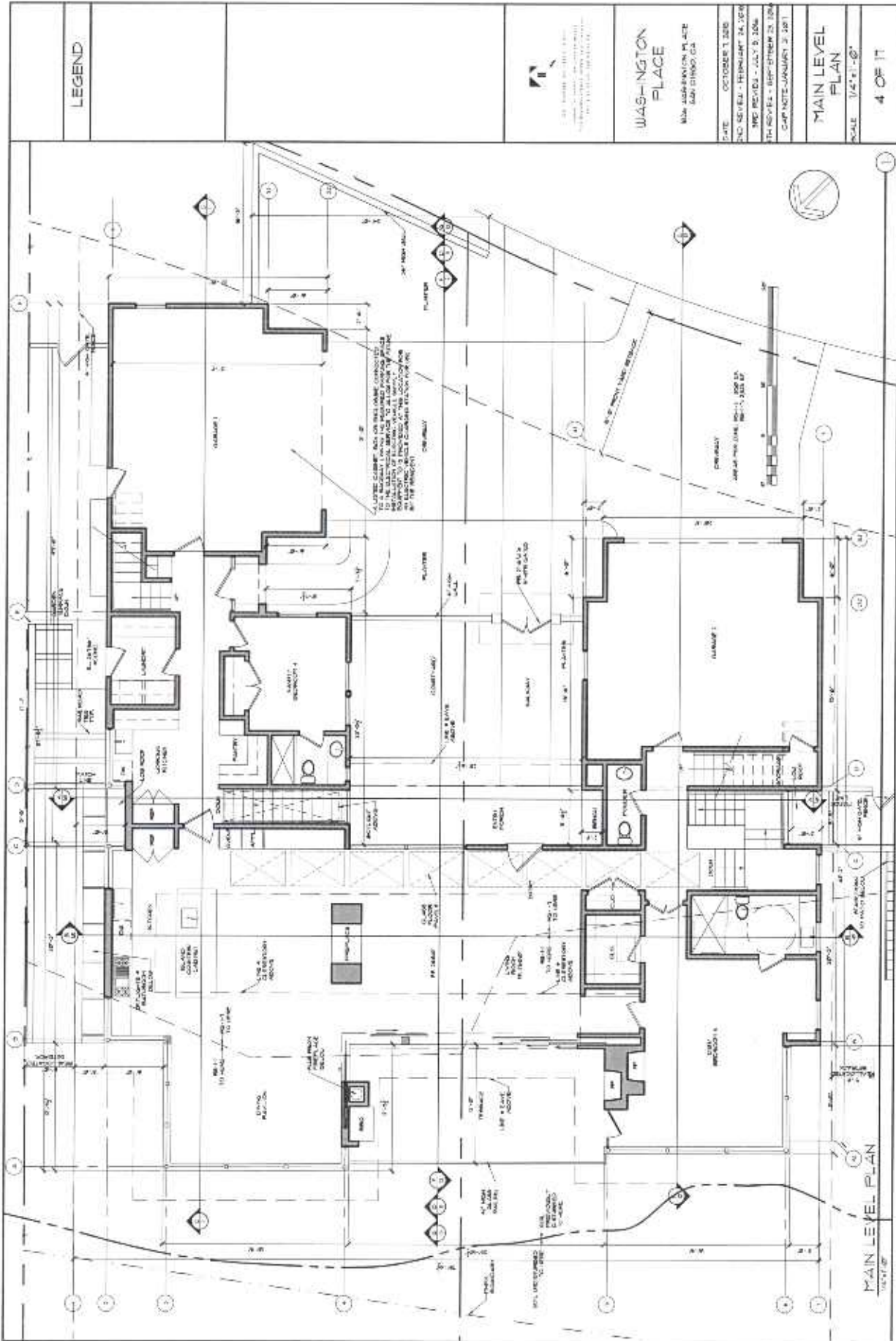
This section is not applicable since this is a single-family residence project.

Designated Parking Spaces

This section is not applicable since this is a single-family residence project.

Transportation Demand Management Program

This section is not applicable since this is a single-family residence project.



LEGEND



WASHINGTON PLACE

WAS-00000001-01
 WASHINGTON PLACE
 1000 WASHINGTON PLACE
 WASHINGTON, DC 20004

DATE	OCTOBER 1, 2000
NO. REVISED	NOVEMBER 24, 2000
BY	REVISED - JULY 9, 2004
TH	REVISED - SEPTEMBER 23, 2004
CAP	NOTE - JANUARY 3, 2005

MAIN LEVEL PLAN

SCALE 1/4" = 1'-0"
 4 OF 17

CLUBS CAMP IN ON BEHALF OF THE
 TO BE BUILT IN THE WASHINGTON PLACE
 TO BE BUILT IN THE WASHINGTON PLACE
 TO BE BUILT IN THE WASHINGTON PLACE
 TO BE BUILT IN THE WASHINGTON PLACE
 TO BE BUILT IN THE WASHINGTON PLACE

MAIN LEVEL PLAN

10/1/00